

Planning Statement

Design and Access Statement

Premises at 30 The Parkway, BN16 2BU

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Prepared by

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Preface

Zakaria Jomaa, project manager and architect, has been asked to provide planning consultancy advice in relation to premises at 30 The Parkway, BN16 2BU.

Zakaria Jomaa, hold a first-class postgraduate degree MSc. Construction Project Management at the University of Westminster and an undergraduate degree in Architecture at the Lebanese American University. He has a wide range of architectural and planning experience in different types of project.

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The proposal:

-Erection of single-storey ground floor side extension to be used as a garage and to fit one car park. The extension is designed with the dimension of 3200 (width), 9230 (length) and an overall area of 29.5 sqm to remain subordinate to the host property.

-Change of use of existing garage (existing area 25 sqm) and convert it into an annexe. Extending the annexe to the rear garden with the dimension of 3600 (width), 3000m (length) to fit a multipurpose living area.

Introduction:

30 THE PARKWAY, RUSTINGTON, LITTLEHAMPTON, BN16 2BU is a property sited in the Parkway road within a built-up area. It is a detached house considered as a bungalow style with low development profile, no more than one storey house. The one storey house is from a good distance with the neighbouring property which will ensure that there will be no harmful overbearing or overshadowing effect on adjacent properties. The Parkway road is a quiet road that is predominantly residential in nature. There is a good distance between the detached house and the surroundings with a fence around the property which will not compromise the privacy or any unacceptable overlooking.



Description of Application: Householder planning permission

Address: 30, The Parkway, Rustington, BN16 2BU

Reference: PP-11023913

Easting: 505727, Northing: 102224

Local Authority: Arun District Council

Trees: None of any significance affected by the proposed development

Site Characteristics: A one storey detached property with brown brick elevations and a pitched roof.

On the side elevation, the proposal is sought to erect a one single storey extension that would include a storage space and a garage with one car park. The extension is designed with the dimension of 3200 (width), 9230m (length) and an overall area of 29.5 sqm to remain subordinate to the host property. The extension is proposed to give room for a sheltered car par. It is designed to not exceed the height of the existing building.

Also, this proposal is sought to change the use of the garage to annex that includes bathroom, multipurpose living space, and kitchen. This conversion will also have a small enlargement and extension beyond the rear of the building towards the garden. The client is willing to do the conversion so she can live as a career with her ill husband. The proposal is designed to fit her needs to be able to have safe access spaces to move around and circulate freely when moving her ill husband.

Policy Implication:

The policy implication in this proposal are the following

DDM1 D DM1 Aspects of form and design quality

This policy includes the character, appearance, impact, Innovation, Adaptability, Trees, Public realm, Layout, Public art, Density and Scale

The proposal is in favour of sustainable development. To help the council shape proposals that deliver growth and sustainable development, we are proposing the side extension and annex conversion in respond to maintain a quite sustainable environment. The proposal aims to initiate a design that has minimal impact on the character of the area and that establishes no obstruction to any surrounding spaces. It is at the same time supporting the career in her everyday life and responding to the site conditions. It is proactively working towards enhancing a sense of place to preserve and improve the character of the area. By designing the extension that doesn't exceed more than 3 meters, the development will have minimal impact on the neighbours in terms of noise, privacy and visual connections.

DDM4 D DM4 Extensions & alter to exist builds (res and non-res)

This policy sums up the criteria for the extensions and alterations of existing buildings. It seeks to minimise the impact of the proposal on the character of the host dwelling and its neighbouring properties.

'High Quality Design', is also one of the main principles that we integrated while erection the new extension and working on the conversion of the annex. The new design complies with the council policy to construct a high quality design with distinctive character. It is safe and easily accessible to all the residents to reach different utilities and services without intruding the privacy of the neighbours and obstructing the flow of circulation of the community. The proposal is to help create a high-quality place

for the present and the future community. It will respond to the street scene and will integrate well on the hosting dwelling by preserving the same materials. The side extension enhances the accessibility of the cars, and creates a sheltered garage that would be fit well on the main road. The conversion of the annexe is hidden in the rear elevation and it won't affect the view from the road. It is away from the public space hidden in the back garden. The proposal won't hinder the view of valued landscape or touch the privacy of the surrounding neighbour.

The sliding aluminium and glass doors are added to the rear elevation and opens the interior space of the annex to a wooden deck that overlooks the greenery in the garden. The annex have a separate entrance on the side and includes a multipurpose are, bathroom, kitchen and living room.

DSP1 D SP1 Design

This policy set out that all development should seek to make efficient use of land but reflect the characteristic of the site and local area in their layout, landscaping, scale, massing and architectural details.

The planning policy guidance adopted in this proposal are as follows:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

Relevant Site History:

There is no relevant history planning permission.

Site and Surrounding Area

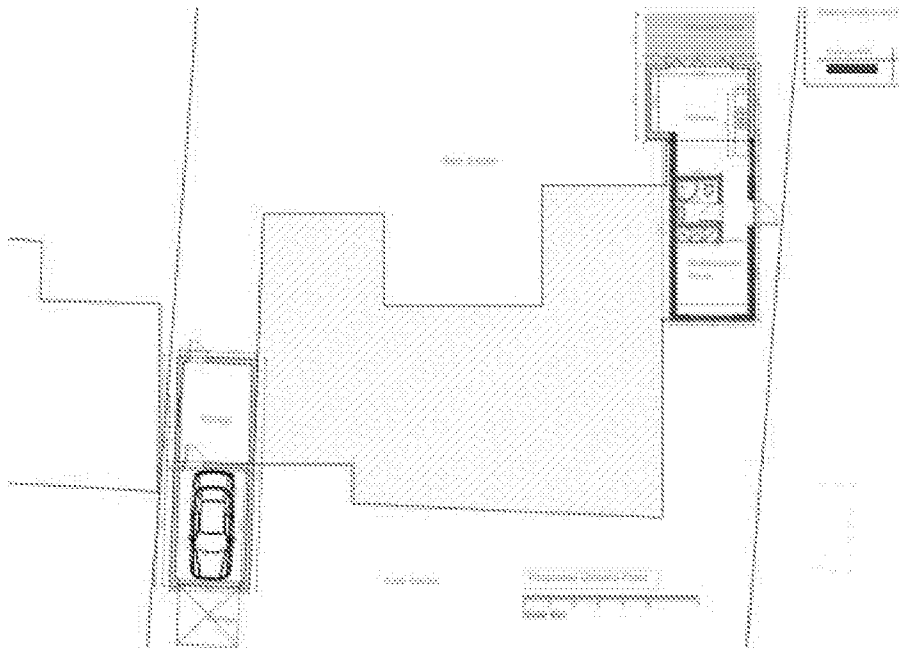
- The surrounding area consists of mainly residential properties. The application site is surrounded from either side with residential properties.
- The building have a front driveway and back garden. It is located within a fence and decent distance from the neighbouring properties. The host property have a brick pitched roof with a dormitory overlooking the front driveway. The roof also have solar panels and a small annex overlooking the garden.



- The existing garage is proposed to convert into an annex that have a small extension to the garden and a wooden deck area overlooking the greenery. The annex conversion is designed to suit a career at home caring for her parent. The apartment is designed to suit the elderly's need in the circulation and freedom in movement.



- The conversion of the existing garage space won't affect the character of the area and damage the privacy of the residents, it will only suit the resident's need to provide the adequate liveable space with small kitchenette, bathroom and living area.



- Once we removed the garage and converted into annex, a garage with storage space is needed on the side of the host building. This garage will be a one-story extension that is compliant with all the existing material of the building. It will be a safe distance from the neighbouring properties and from the main road. It won't affect the pedestrian movement on the main as

there will be enough space in the front drive garden to keep people safe. The extension is designed to fit in the character of the neighbourhood.



- For avoidance of any doubt, it is noted that the proposals will have no effect on sewerage, parking, employment, site waste management or other matters that are unrelated to the stairs.
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- It will respond to the street scene and will integrate well on the hosting dwelling by preserving the same materials. The side extension enhances the accessibility of the cars, and creates a sheltered garage that would be fit well on the main road. The conversion of the annexe is hidden in the rear elevation and it won’t affect the view from the road. It is away from the public space hidden in the back garden. The proposal won’t hinder the view of valued landscape or touch the privacy of the surrounding neighbour.
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- For all the above reasons, the local planning authority is urged to grant planning permission for the erection of the new staircase and the retaining the existing for a fire exit use.

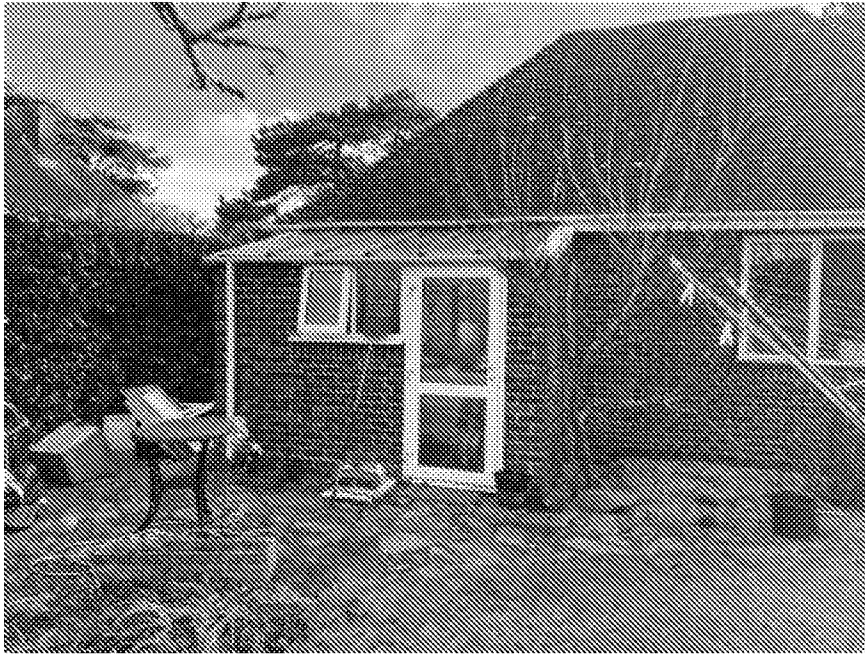
Photographs



Rear Elevation and
view from the back garden



Front view and view from
front driveway



Existing storage space



Existing garage that needs to be replaced with annex